

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The Augusta-Richmond County 2016 Annual Action Plan serves two purposes. First, as an annual update to the 2015 - 2019 Consolidated Plan, a 5-Year plan outlining the local strategy to address needs in the areas of community development, economic development, housing, and homelessness, the 2016 Annual Action Plan describes the community's on-going strategy to encourage community development in these sectors. The 2015 - 2019 Consolidated Plan includes background information on Augusta-Richmond County, a housing and community development strategy for the years 2015-19. Second, the 2016 Annual Action Plan serves as the grant application for projects funded under the following formula based programs: Community Development Block Grant Program (CDBG), Emergency Solutions Grant Program (ESG), the HOME Investment Partnership Program and Housing Opportunities for Persons with AIDS (HOPWA). Several other federal programs require that funding applications be consistent with an approved consolidated plan. The Consolidated Plan is a requirement of the U.S. Department of Housing and Urban Development (HUD) designed to encourage more coordination of economic and community development activities at the local level, to promote citizen participation, and to simplify the process for obtaining federal funds under HUD programs. To represent this plan, the 2016 Annual Action Plan includes a description of the projects to be implemented during the 2016 program year as part of the 2016 one-year Action Plan

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

Vision and Objectives

The foundation of the 2015-19 Consolidated Plan is a shared vision of the future of the community. The city's vision is essentially a statement of basic policies that guide housing and community development activities. The vision provides a sense of direction for the community and serves as a reference point for the coordination of programs.

Augusta-Richmond County envisions a future in which all residents have decent and affordable housing, have ready access to educational and economic opportunities, and are served by all the essential public facilities. Neighborhoods will be places where people can live, work and play in relative

security. Some neighborhood commercial establishments will provide those products and services needed by residents on a daily basis. Other businesses will provide products and services to markets outside of the neighborhood. Job opportunities will be available within neighborhoods and at other locations in the metropolitan area. Each neighborhood will have its own unique qualities, based on its history, culture and physical characteristics, but will be seen as an integral part of the entire city. Public facilities and services – such as health care, transit, day care and schools – will be used to help residents overcome barriers to housing, employment, and essential needs. The City will implement an annual Action Plan with this vision in mind. The following local objectives will guide the city’s efforts:

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Departmental Study and Analysis

Population trends and economic conditions impact the decision on where to spend federal dollars in order to support the segment of the population that needs it the most. These economic conditions constantly change however. Therefore it is ever important to have new data on in order to create an effective five year plan and implement it over the course of each year’s action plan.

To understand the population and employment trends in and around Richmond County and how this would impact our current CDBG and HOME Programs, the HCD procured the professional services needed to complete a market study. Figure D-1 illustrates the area in which the Market Study was performed the division of the area into three study areas. The Study has been updated to include updated market analysis data for the downtown area’s commercial utilization for the façade rehabilitation program.

Summary of Major Findings

• The Laney-Walker and Bethlehem neighborhoods (referred to as the Primary Study Region) have lost 35.5% of their population since 1990, while population has increased in those areas of Augusta-Richmond County south of Interstate 520 and in study areas in neighboring counties.

• The Primary Study Region (PSR) historically has remained an African-American community.

• Currently, more than 96% of residents are of African-American decent. The racial mix is more diverse in surrounding neighborhoods, becoming more heavily Caucasian in the furthest study areas.

• The median age in Laney-Walker (38.5 years) and Bethlehem (40.3 years) is noticeably higher than in any of the competitive study areas. This is due, in part, to the comparatively

affordable and price stable housing options in the PSR, which allows local residents to more easily age in place.

• The Primary Study Region has experienced a net decline of approximately 1,100 households since 1990, accounting for a net 35% loss from the base year total. This decline is contributing to the supply of vacant housing in the area. In contrast, the close-proximity competitive study areas have experienced stability in number of households, maintaining a steady occupancy rate.

• Areas not considered competitive, but located near the Primary Study Region, are showing an increase of households due to concerted development efforts.

• Both the Laney-Walker and Bethlehem neighborhoods have median household income levels approximately 60% below the Augusta-Richmond County level of \$41,083. However, there are small but significant portions of Laney-Walker (16.0%) and Bethlehem (15.7%) with household income levels at or above the City-County median.

• Residents in the Primary Study Area have comparatively lower education attainment levels than the competitive study areas. Almost half of the over 24-year-old population in these neighborhoods have not completed high school.

• In addition, competitive study areas located in close proximity to the hospitals downtown and Fort Gordon, have the highest percentages of residents with some level of post-secondary education, nearly tripling that of residents in Laney-Walker or Bethlehem.

• There is a high level of unemployment in the PSR (21.8%). In contrast, areas deemed competitive have a 15.3% rate and surrounding areas are at 10.2%. This disparity is likely indicative of minimal job growth and an undereducated workforce.

• Nearly one-quarter of the 84,500 jobs in Augusta-Richmond County are in the health care and social assistance economic sector. The Medical College of Georgia (MCG), University Hospital and the Medical College of Georgia Health System are all located near the Primary Study.

• Region, and account for approximately 11,000 jobs. Other large employers include the County government (2,612 jobs), FPL Food (500 jobs), and Thermal Ceramics (444 jobs).

Summary of Population Trends and Projections

Half of the population (52.1%) in Augusta-Richmond County resides inside the Bobby Jones Expressway (I-520). However, this area has been experiencing a slow decline since 1990, when it accounted for 60% of all City-County residents. The shift away from this portion of the City-County has been particularly strong in the Primary Study Region, which has lost 35.5% of its population. The Bethlehem

neighborhood has seen a slightly greater percentage loss than the Laney-Walker neighborhood

during this time. The steady decline in population in the Primary Study Region from over 7,000 residents to less than 5,000, has contributed to the increase in vacant housing units.

In comparison, the Surrounding Study Region has experienced a net increase in population since 1990.

The highest population growth rates have occurred in the South County and Evans/Martinez areas with each study area experiencing rates of nearly 40%. Anecdotal information provided by local real estate professionals indicates that much of this growth is due to new housing starts. Columbia County has instituted regulatory measures to concentrate development in select areas such as Evans and Martinez.

The disparity in population trends between the established neighborhoods and outlying areas can be largely attributed to the availability of developable land. Areas located around and including Laney-Walker and Bethlehem generally are built out. As a result, very little large-scale development has occurred in this area. This has created opportunities for growth to occur in nearby study areas such as Evans/Martinez, North Augusta/Belvedere and South County.

The aging housing stock in areas such as Laney-Walker and Bethlehem is not competitive with the modern amenity-laden units in these new subdivisions. Furthermore, the lack of investment and upkeep in neighborhoods like Laney-Walker and Bethlehem has led to concentrations of blight, hurting the potential of these areas.

Current population trends in almost every study area are projected to continue over the next five years, albeit at slower rates. Laney-Walker and Bethlehem are both projected to lose more than 10% of their respective current populations, equating to an annual percentage loss of nearly 1%. However, recently completed public capital projects along Laney-Walker Boulevard, the development of the new judicial center along Walton Way, and the investments made by various local Community Housing Development Organizations (CHDOs) have improved the potential for attracting new residents and spurring new housing projects in the Primary Study Region.

The population growth rate is projected to increase in the Evans/Martinez area. Meanwhile, other study areas are expected to experience slowing growth rates. Evans/Martinez is projected to experience a net increase of 7,200 individuals between 2008 and 2013. This year-over-year annual projected growth rate (2.6%) is greater than any previous rate in the area dating back to 1990. Through interviews conducted with local employers, the Consultant ascertained that a sizable portion of Augusta's workforce currently resides in areas west of downtown including Columbia County. It is likely that Augusta's workforce will continue to locate to Columbia County as housing development continues to take advantage of the newer housing and relatively short commute.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Public Review Period for Draft Annual Action Plan

The City made the Proposed 2016 Annual Action Plan available to the public for the required 30-day review by publishing a notice in the Augusta Chronicle and the Metro Courier newspapers. Citizens also have the opportunity to offer comments on the web via the city's established email (hcd_feedback@augustaga.gov). The deadline for public comment was **November 3rd, 2015**. However, no written public comments or submissions were received via email in response to these notifications and publications.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

6. Summary of comments or views not accepted and the reasons for not accepting them

7. Summary

Augusta, Georgia, located in the east central section of the state, is approximately 150 miles east of Atlanta on Interstate 20. The Savannah River serves as the boundary between Augusta and South Carolina. Augusta's current population is about 200,000. Neighboring Columbia County is home to about 100,000. Along with several other Georgia and South Carolina counties, the region is known as the Central Savannah River Area, (CSRA) and is home to approximately half a million people. Augusta is

Georgia's second oldest and second largest city, and is perhaps best known as home of the Masters Golf Tournament held the first full week in April. The area is also a center for medicine, manufacturing, and military.

In 1996 the City of Augusta consolidated with Richmond County to form Augusta-Richmond County. This consolidated governing body consists of a Mayor and 10 Augusta-Richmond County commissioners. Augusta-Richmond County is one of only three consolidated governments in Georgia.

The current composition of the Augusta – Richmond County government has set forth a 3-prong approach to developing the vision of the community: a "Commission Vision," "Operation Vision," and "Community Vision."

Commission Vision

• Develop a team-centered approach to problem-solving emphasizing effective communications with citizens and among elected officials, as well as establishing continuity of purpose and action for the commission.

• Establish a focus that is city-wide, focusing on the “whole” of Augusta being more than the sum of its individual parts, neighborhoods, or districts.

• Create an environment of respect and trust between commissioners, staff, and the citizens.

- Seek ways to reach out and spread the word regarding the “good news” about Augusta.

Operations Vision

• Create a culture of Performance Management that focuses on assessment and improvement, driven by standards and accountability, and using technology as a critical and essential tool to enhance processes.

• Develop a strategic plan featuring goals that are designed to drive Augusta forward by making the most of business assets, historical heritage, natural resources and local commitment and talent.

• Build budgets that seek new sources of revenue while rewarding excellence and creativity, encouraging fiscal responsibility, and seeking new sources of revenue to mitigate budget challenges in difficult times.

• Establish a citywide culture of customer service at all levels of local government, so that every employee and official considers customer service to be their highest responsibility.

Community Vision

• Seek means for Augusta to be nationally-recognized as a global destination of excellence and known as the premier and most talked-about mid-sized city in the country.

• Build our community and tax base by emphasizing economic development and livable, sustainable communities that can grow while protecting our valuable natural resources.

• Focus on “One Augusta” that celebrates our geographic, socio-economic, and racial diversity as strengths, using them as leverage to build partnerships that will make Augusta a place for people of all backgrounds to live, work, play, and prosper.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency

Table 1 – Responsible Agencies

Narrative (optional)

Consolidated Plan Public Contact Information

AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c) (1, 2)

Introduction

The anticipated funding for the 2015 to 2019 five-year Consolidated Plan for Augusta - Richmond County is over \$15 million. However, there has been a gradual reduction in HUD Formula Entitlement Program amounts over the past 5 years, necessitating creative approaches to the leveraging of resources. The following table identifies anticipated resources for this current five-year Consolidated Plan.

Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,689,993	150,000	0	1,839,993	7,359,972	Grants awarded on a formula basis for housing and community development activities. Primarily, recipients must be low to moderate-income (up to 80% MFI), or reside in a low/moderate-income area. All Program Income is obligated to projects as it is receipted in IDIS. There are no prior-year carry forward funds due to all funds being allocated to projects.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	673,471	235,000	0	908,471	3,633,884	Augusta expects an allocation of \$673,471 for the first year, FY2015. Refer to the 2015 Action Plan for detailed breakdowns.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	1,072,089	0	0	1,072,089	4,288,356	Augusta expects an allocation of \$1,072,089 for the first year, FY2015. Refer to the 2015 Action Plan for detailed breakdowns.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	151,819	0	0	151,819	607,276	Augusta expects an allocation of \$151,819 for the first year, FY2015. Refer to the 2015 Action Plan for detailed breakdowns.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

As has been common practice for Augusta-Richmond County, AHCDD will creatively use both Federal and nonfederal public as well as private resources to address the priority needs and objectives identified in the Consolidate Plan and Annual Action Plan(s). CDBG, HOME, HOPWA and ESG funded activities will be leveraged, whenever possible, by other federal and/or governmental support for their specific type of services. Augusta – Richmond County will comply with applicable Federal regulations for the matching requirements for the HOME and ESG programs.

The match for both programs is reported annually in the Consolidated Annual Performance and Evaluation Reporting (CAPER).

It is unclear at this time what private resources (e.g. equity, bank loans) will be committed during the coming program year(s). Private funds are most likely to be committed to new housing construction and economic development. It is anticipated that private and nonprofit entities will seek funding and/or tax credits for projects in furtherance of the objectives spelled out in the Consolidated Plan.

Homeless service providers will apply for funding under the Continuum of Care Program. Funds awarded to these providers under the CoC Grant process are combined with private contributions to the local non-profit partners, and these funds are then used to leverage ESG funding in support of program and service delivery. The CoC Program is designed to promote a community-wide commitment to the goal of ending homelessness; to provide funding for efforts by nonprofit providers, States, and local governments to quickly re-house the homeless while minimizing the trauma and dislocation caused by homelessness; to promote access to and effective utilization of mainstream programs by the homeless; and to optimize self-sufficiency among those experiencing homelessness.

Federal regulations governing the HOME Program require a twenty-five percent (25%) non-Federal match for every HOME dollar expended. Funding set-aside for program administration and for Community Housing Development Organization (CHDO) technical assistance/capacity building is exempt from this matching requirement. The match must be met by the end of the Federal fiscal year in which the expenditure occurred. This requirement is not project-specific but rather program-wide.

There are also plans to continue to receive City funds from the Hotel tax that was implemented in 2008. During 2010, the City floated a bond to generate \$8 million in revenue for the Laney Walker/Bethlehem Revitalization Project. This money will be used to build single family homes, mixed-use structures and infrastructure for the neighborhoods.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

N/A

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase Rapid Re-Housing and Homeless Prevention	2015	2019	Homeless	Citywide	Homeless Services	ESG: \$77,815	Tenant-based rental assistance / Rapid Rehousing: 5 Households Assisted Homelessness Prevention: 5 Persons Assisted
2	Increase Provision of case management services	2015	2019	Homeless	Citywide	Homeless Services	CDBG: \$20,000 HOPWA: \$286,405 ESG: \$30,000	Public service activities for Low/Moderate Income Housing Benefit: 2000 Households Assisted
3	Increase Housing for the Homeless	2015	2019	Homeless	Citywide	Affordable Housing - Increased home ownership Homeless Assistance - Facilities Homeless Services	CDBG: \$30,000 ESG: \$20,004	Housing for Homeless added: 10 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Strategy for Persons with Special Needs	2015	2019	Non-Homeless Special Needs	Citywide	Homeless Services Public Services	CDBG: \$91,646 HOPWA: \$386,405	Tenant-based rental assistance / Rapid Rehousing: 100 Households Assisted HIV/AIDS Housing Operations: 10 Household Housing Unit
5	Increase Housing Opportunities for PLWHA	2015	2019	Affordable Housing	Citywide	Affordable Housing - Increased home ownership	HOPWA: \$399,279	Tenant-based rental assistance / Rapid Rehousing: 200 Households Assisted HIV/AIDS Housing Operations: 38 Household Housing Unit
6	Increase Rental Housing Opportunities	2015	2019	Affordable Housing	LANEY-WALKER/BETHLEHEM NRS CDBG Eligible Area Citywide	Affordable Housing- Development of New Units Affordable Housing- Rehabilitation of existing uni	HOME: \$101,021 ESG: \$24,000	Rental units constructed: 7 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Affordable Housing Creation	2015	2019	Affordable Housing	LANEY-WALKER/BETHLEHEM NRS CDBG Eligible Area	Affordable Housing - Increased home ownership Affordable Housing- Development of New Units Removal of blighted and dilapidated properties Affordable Housing- Rehabilitation of existing uni	HOME: \$351,044	Homeowner Housing Added: 11 Household Housing Unit Homeowner Housing Rehabilitated: 10 Household Housing Unit
8	Dilapidated Properies	2015	2019	Affordable Housing	CDBG Eligible Area	Removal of blighted and dilapidated properties	CDBG: \$226,138	Buildings Demolished: 20 Buildings
9	Housing Rehabilitation Program	2015	2019	Affordable Housing	CDBG Eligible Area	Affordable Housing- Rehabilitation of existing uni	CDBG: \$685,076	Homeowner Housing Rehabilitated: 15 Household Housing Unit
10	Home-ownership Assistance	2015	2019	Affordable Housing	Citywide	Affordable Housing - Increased home ownership	HOME: \$100,000	Direct Financial Assistance to Homebuyers: 30 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
11	Community Facility Improvement	2015	2019	Non-Housing Community Development	CDBG Eligible Area	Public Facility Improvement	CDBG: \$50,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2500 Persons Assisted
12	Economic Development	2015	2019	Non-Housing Community Development	CDBG Eligible Area Central Business District	Economic Development	CDBG: \$104,436	Facade treatment/business building rehabilitation: 2 Business Jobs created/retained: 3 Jobs Businesses assisted: 1 Businesses Assisted
13	Fair Housing	2015	2019	Affordable Housing	Citywide	Affordable Housing - Increased home ownership Affordable housing - Rental and Relocation	CDBG: \$35,000	Public service activities for Low/Moderate Income Housing Benefit: 500 Households Assisted
14	Permanent Supportive Housing	2015	2019	Homeless	Citywide	Homeless Services	CDBG: \$50,000	Public service activities for Low/Moderate Income Housing Benefit: 21 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
15	General Program Administration	2015	2019	Non-Housing Community Development Administration	Citywide	Affordable Housing - Increased home ownership Affordable Housing-Development of New Units Removal of blighted and dilapidated properties Youth Enrichment Opportunities Affordable Housing-Rehabilitation of existing uni Homeless Assistance - Facilities Homeless Services Public Facility Improvement Public Services Economic Development Affordable housing - Rental and Relocation	CDBG: \$332,999	Other: 0 Other
						Annual Action Plan	20	
OMB Control No: 2506-0117 (exp. 07/31/2015)								

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
16	Youth enrichment opportunities	2015	2019	Non-Housing Community Development	CDBG Eligible Area	Youth Enrichment Opportunities Public Services	CDBG: \$79,500	Public service activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Increase Rapid Re-Housing and Homeless Prevention
	Goal Description	Augusta is investing in the evidenced-based best practices of Rapid Re-housing and Homeless Prevention by focusing ESG funding to support provider activities in this area. Additionally, Augusta and the CoC are encouraging Partner Agencies to convert their transitional housing projects to Rapid Re-housing initiatives.
2	Goal Name	Increase Provision of case management services
	Goal Description	Provide case management services to the homeless and at-risk of homelessness individuals in order to assess needs and make appropriate referrals.
3	Goal Name	Increase Housing for the Homeless
	Goal Description	Funds will be used to develop and maintain Permanent Supportive Housing units and facilitate Rapid-Rehousing and Homeless Prevention of homeless and at-risk clients.
4	Goal Name	Strategy for Persons with Special Needs
	Goal Description	This funding will be used for administration of the HOPWA Program in Aiken, Edgefield, Burke, Columbia, McDuffie and Richmond Counties counties. Funds will be used to provide Tenant-Based Rental Assistance and STRMU assistance and supportive services

5	Goal Name	Increase Housing Opportunities for PLWHA
	Goal Description	This funding will be used for administration of the HOPWA Program in Aiken, Edgefield Burke, Columbia, McDuffie and Richmond Counties. Funds will be used to provide Tenant-Based Rental Assistance and STRMU assistance and supportive services.
6	Goal Name	Increase Rental Housing Opportunities
	Goal Description	Funds will be used to support the development of affordable rental housing in low-income neighborhoods.
7	Goal Name	Affordable Housing Creation
	Goal Description	Funds will be used to support the development of affordable housing in low-income neighborhoods.
8	Goal Name	Dilapidated Properties
	Goal Description	This funding will be used to pay for property acquisition and demolition expenses for vacant lots and dilapidated structures which are located next to and/or near newly constructed and/or rehabbed properties that were constructed by the department. Clearance and demolitions will occur throughout Augusta Richmond County. Demolition and Clearance of dilapidated structures and support the construction of affordable housing for low-income persons. Relocation costs are also covered under this area, as some residents may be displaced by community development activities.
9	Goal Name	Housing Rehabilitation Program
	Goal Description	Continuation of the city's owner-occupied Housing rehabilitation program to qualified low and moderate income homeowners. The program components include deferred and low interest rate loans to finance repairs to substandard single family and multi-family residences. Also included in the program are emergency grants, free paint, limited housing improvement by World Changers and lead based paint testing.
10	Goal Name	Home-ownership Assistance
	Goal Description	The funding will be used to support the continuation for the City's Down payment Assistance Program. Down payment assistance and closing costs will be subsidized for purchase of affordable houses for first-time homebuyers.

11	Goal Name	Community Facility Improvement
	Goal Description	Acquire, renovate, or expand community facilities providing training services to youth, youth programming, homelessness, and mental health services.
12	Goal Name	Economic Development
	Goal Description	Utilize funds to create new or expand existing businesses in targeted areas of the community currently suffering from disinvestment through the Small Business Development Loan Program and Facade Grant Program.
13	Goal Name	Fair Housing
	Goal Description	This funding will be used for educational outreach activities to educate the public about Fair Housing Law and rights of citizens. Fair Housing outreach materials will continue to be disseminated to different entities such as housing counseling agencies throughout the city.
14	Goal Name	Permanent Supportive Housing
	Goal Description	Funding in the amount of \$24,483 will be available for new permanent supportive housing in conjunction with local Continuum of Care Homeless partner(s).
15	Goal Name	General Program Administration
	Goal Description	Funds will be used for costs incurred by the Augusta Housing and Community Development Department in the general administration of the CDBG program.
16	Goal Name	Youth enrichment opportunities
	Goal Description	Opportunities to increase youth participation in mentoring, tutoring, academic support services, community service and other life enrichment activities.

Table 7 – Goal Descriptions

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):

AP-35 Projects – 91.220(d)

Introduction

HUD requires a consolidated planning process for CDBG, HOME, and ESG programs. This process consolidates multiple grant application requirements into a single submission. The Five Year Consolidated Plan outlines proposed strategies for the expenditures of CDBG, HOME, and ESG for the purpose of providing a suitable living environment through safer, more livable neighborhoods and greater participation of lower-income residents throughout Augusta - Richmond County. The consolidated plan also outlines how the expenditure of CPD funds will increase housing opportunities; reinvestment in deteriorating neighborhoods; provide decent housing by preserving the affordable housing stock; increase the availability of affordable housing; reduce discriminatory barriers; increase the supply of supportive housing for those with special needs; and transition homeless persons and families into housing. Furthermore, the plan identifies the strategies to expand economic opportunities through: employment opportunities that pay self-sufficiency wages; homeownership opportunities; development activities that promote long-term community sustainability; and the empowerment of lower-income persons to achieve self-sufficiency.

There is no “carryover” of CDBG funds from previous program years to FY 2014-15. CDBG program income (PI) is allocated as it is received into IDIS, therefore estimated PI has not been allocated to 2014-15 projects. Differences between expected amount year 1 for CDBG in SP-35 and total allocations in AP-35 is estimated PI, \$150,000.

#	Project Name
1	CDBG15-Acquisition
2	CDBG15-Public Facilities - Jessye Norman School of the Arts
3	CDBG15-Clearance and Demolition
4	CDBG15- Public Services- Action Ministries, Inc.
5	CDBG15- Economic Development
6	CDBG15- PSH
7	CDBG15 - Housing Rehabilitation Program
8	CDBG15- Administration
9	CDBG15 - HCD- Relocation
10	HOME15 - Housing Redevelopment Initiative
11	HOME15 - CHDO Set Aside
12	HOME15 - Homeowner Down Payment Assistance
13	HOME15 - CHDO Operating
14	HOPWA15 - Hope Health, Inc.
15	HOPWA15 - St. Stephen's Ministry
16	HOPWA15 - Family Initiative of the CSRA
17	HOPWA15 - East Augusta CDC

#	Project Name
18	HOPWA15 - Program Administration
19	CDBG15 - Public Services - Augusta Mini Theatre
21	CDBG15 - Public Services - CSRA Business League
22	CDBG15 - Public Services - CSRA EOA, Inc.
23	CDBG15 - Public Services - Golden Harvest Food Bank
24	CDBG15 - Public Services - Good Hope Social Services
25	CDBG15 - Public Services - HCD Homeless Transportation
26	CDBG15 - Public Services - Hope House, Inc.
27	CDBG15 - Public Services - Kids Restart, Inc.
28	CDBG15 - Public Services - MACH Academy, Inc.
29	CDBG15 - Public Services - New Bethlehem Community Center
30	CDBG15 - Public Services - Salvation Army of Augusta
31	CDBG15 - Public Services - Senior Citizens Council
32	CDBG15 - Public Services - United Way of the CSRA, Inc.
35	CDBG15 - Fair Housing
36	ESG15 Augusta-Richmond County, GA
37	HOPWA15 - Uncommitted
38	HOME15 - Program Administration

Table 8 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The primary objective of Augusta’s HUD-funded programs is the development of viable urban communities by providing decent, safe, and sanitary housing, and expanding economic opportunities principally for persons of low and moderate-income. The mission of meeting and addressing these community, social, and economic development needs of low-income persons and their communities is of paramount importance to Augusta. Unfortunately, there are barriers and challenges that hinder the development and implementation of important programs intended to serve those most in need.

One of the most important steps in addressing obstacles to community development is identification and evaluation. In Augusta, obstacles for HUD-funded activities include language and culture, location and geography, limited resources, and program restrictions and regulations. Augusta and many AHCCD sub-recipients have identified the need for bilingual staff sensitive to cultural traditions, issues, and values. For this reason many of our public notices, including notifications of HUD funding cycles and upcoming Citizen Participation meetings, are published in Spanish.

Currently the primary obstacle to meeting all of the identified needs, including those identified as priorities is the general lack of funding resources available to public and private agencies that serve the needs of low- and moderate-income residents. As noted previously, the amount of resources available

to address social, community, and economic development goals pale in comparison to the recognized needs. To address this obstacle, Augusta strongly encourages its own agencies as well as cooperating cities and other sub-recipients to seek other resources, build new partnerships and collaborative, and to leverage additional funding whenever possible from local, State, Federal, and private sources. Augusta urges HUD-funded programs and services to be flexible, while at the same time to be as efficient and effective as possible to achieve expected performance outcomes.

Augusta is geographically very large: Many of the targeted lower-income communities are within large urban settings, while some are located in remote rural areas, and in the suburban fringe. An effective tool used by Augusta is the Community Needs Assessment (CNA). Given the large geographic area represented, and the difficulty in attracting significant attendance to public meetings, the CNA allows for residents and other stakeholders to express their concerns and assess community development needs in a convenient, web-based and paper copy format, accessible through the City's website. Also, citizen input from the CNA provides great context, insight, and direction for the City and other organizations when they have the opportunity to directly discuss programs, plans, projects, etc., during planning sessions.

Projects

AP-38 Projects Summary

Project Summary Information

Table 9 – Project Summary

1	Project Name	CDBG15-Acquisition
	Target Area	LANEY-WALKER/BETHLEHEM NRS CDBG Eligible Area Citywide
	Goals Supported	Affordable Housing Creation Dilapidated Properties
	Needs Addressed	Affordable Housing- Development of New Units Affordable housing - Rental and Relocation
	Funding	CDBG: \$90,305
	Description	This funding will be used to pay for property acquisition and demolition expenses for vacant lots and dilapidated structures which are located next to and/or near newly constructed and/or rehabbed properties that were constructed by the department. Properties will be donated to ARC Land Bank for use by developers
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

	Planned Activities	This funding will be used to pay for property acquisition and demolition expenses for vacant lots and dilapidated structures which are located next to and/or near newly constructed and/or rehabbed properties that were constructed by the department. Properties will be donated to ARC Land Bank for use by developers.
2	Project Name	CDBG15-Public Facilities - Jessye Norman School of the Arts
	Target Area	CDBG Eligible Area Central Business District
	Goals Supported	Community Facility Improvement
	Needs Addressed	Public Facility Improvement
	Funding	CDBG: \$50,000
	Description	Funds will be used in the renovations of the Jessye Norman School of the Arts to complete the first floor of the building.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Interior renovations to the first floor of the Jessye Norman School of the Arts.
3	Project Name	CDBG15-Clearance and Demolition
	Target Area	CDBG Eligible Area Central Business District
	Goals Supported	Affordable Housing Creation Dilapidated Properties

	Needs Addressed	Affordable Housing- Development of New Units Removal of blighted and dilapidated properties
	Funding	CDBG: \$226,130
	Description	Demolition and Clearance of dilapidated structures and support the construction of affordable housing for low-income persons.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Clearance and demolition of dilapidated structures.
4	Project Name	CDBG15- Public Services- Action Ministries, Inc.
	Target Area	CDBG Eligible Area
	Goals Supported	Increase Provision of case management services Increase Housing for the Homeless
	Needs Addressed	Homeless Assistance - Facilities
	Funding	CDBG: \$19,000
	Description	Permanent Supportive Housing provides onsite resident services and Shelter Plus Care services to 21 Homeless individuals who reside at Maxwell House Apartments. This grant will cover administrative and management activities. The program includes intensive case management, life skills training, job readiness training, and health care resources. Funding will cover staff salary, fringe benefits and some program materials and supplies.
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	<ul style="list-style-type: none"> • Permanent Supportive Housing • Case Management • Supportive Services
5	Project Name	CDBG15- Economic Development
	Target Area	CDBG Eligible Area Central Business District
	Goals Supported	Economic Development
	Needs Addressed	Economic Development
	Funding	CDBG: \$82,500
	Description	Small business development loan program and business development training.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Small business loans for development / expansion.
6	Project Name	CDBG15- PSH
	Target Area	CDBG Eligible Area Central Business District

	Goals Supported	Increase Provision of case management services Increase Housing for the Homeless
	Needs Addressed	Homeless Services
	Funding	CDBG: \$24,483
	Description	Funds will be used to support the development of Permanent Supportive Housing for the Chronically Homeless in our community.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
7	Project Name	CDBG15 - Housing Rehabilitation Program
	Target Area	CDBG Eligible Area
	Goals Supported	Housing Rehabilitation Program
	Needs Addressed	Affordable Housing- Rehabilitation of existing uni
	Funding	CDBG: \$685,076
	Description	Continuation of the city's owner-occupied Housing rehabilitation program to qualified low and moderate income homeowners.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	

	Location Description	
	Planned Activities	The program components include deferred and low interest rate loans to finance repairs to substandard single family and multi-family residences. Also included in the program are emergency grants, free paint, limited housing improvement by World Changers and lead-based paint testing.
8	Project Name	CDBG15- Administration
	Target Area	Citywide
	Goals Supported	General Program Administration
	Needs Addressed	Affordable Housing - Increased home ownership Affordable Housing- Development of New Units Affordable Housing- Rehabilitation of existing uni Removal of blighted and dilapidated properties Youth Enrichment Opportunities Homeless Assistance - Facilities Homeless Services Public Facility Improvement Public Services Economic Development Affordable housing - Rental and Relocation
	Funding	CDBG: \$347,999
	Description	Funds are allocated for use in the general administration of the Augusta Housing & Community Development Department's of the CDBG Program.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	

	Location Description	
	Planned Activities	General administration of CDBG-funded programs in Augusta-Richmond County.
9	Project Name	CDBG15 - HCD- Relocation
	Target Area	CDBG Eligible Area Citywide
	Goals Supported	Affordable Housing Creation Dilapidated Properies
	Needs Addressed	Removal of blighted and dilapidated properties Affordable housing - Rental and Relocation
	Funding	CDBG: \$60,000
	Description	This funding will be used to pay families and/or individuals who are displaced as a result of acquisition of their property. This funding will follow the Uniform Relocation Act. Proposed Accomplishment: As needed.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Reimbursement of families and/or individuals who are displaced as a result of acquisition of their property.
10	Project Name	HOME15 - Housing Redevelopment Initiative
	Target Area	Citywide

	Goals Supported	Increase Rental Housing Opportunities Affordable Housing Creation Home-ownership Assistance
	Needs Addressed	Affordable Housing - Increased home ownership Affordable Housing- Development of New Units Removal of blighted and dilapidated properties Affordable housing - Rental and Relocation
	Funding	HOME: \$586,603
	Description	Funding will be used to support costs related to acquisition, clearance demolition and construction of housing in low income neighborhoods.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	The funding will be used to support costs related to acquisition, clearance demolition and construction of housing in low income neighborhoods.
11	Project Name	HOME15 - CHDO Set Aside
	Target Area	CDBG Eligible Area
	Goals Supported	Increase Rental Housing Opportunities Affordable Housing Creation
	Needs Addressed	Affordable Housing - Increased home ownership Affordable Housing- Development of New Units
	Funding	HOME: \$101,021

	Description	The funds will be used to pay for operating expenses and capacity-building of CHDOs involved in housing development projects. This amount represents a 15% set aside of HOME funds, as required by HUD regulation.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	The funds will be used to pay for operating expenses and capacity-building of CHDOs involved in housing development projects. This amount represents a 15% set-aside of HOME funds.
12	Project Name	HOME15 - Homeowner Down Payment Assistance
	Target Area	Citywide
	Goals Supported	Home-ownership Assistance
	Needs Addressed	Affordable Housing - Increased home ownership
	Funding	HOME: \$100,000
	Description	The funding will be used to support the continuation of Augusta-Richmond County's Down payment Assistance Program. Down payment assistance and closing costs will be subsidized for purchase of affordable houses for first-time home-buyers.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

	Planned Activities	The funding will be used to support the continuation for the City's Down payment Assistance Program. Down payment assistance and closing costs will be subsidized for purchase of affordable houses for first-time homebuyers.
13	Project Name	HOME15 - CHDO Operating
	Target Area	Citywide
	Goals Supported	Increase Rental Housing Opportunities Affordable Housing Creation
	Needs Addressed	Affordable Housing - Increased home ownership Affordable Housing- Development of New Units
	Funding	HOME: \$30,000
	Description	Funding will be used to support the operation of the local CHDOs.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Funding will be used to support the operation of up to 5 local CHDOs.
14	Project Name	HOPWA15 - Hope Health, Inc.
	Target Area	Citywide
	Goals Supported	Increase Provision of case management services Strategy for Persons with Special Needs Increase Housing Opportunities for PLWHA
	Needs Addressed	Homeless Services Public Services

	Funding	HOPWA: \$224,926
	Description	Funding will be used for the administration of HOPWA Program in Aiken and Edgefield Counties. Funds will be used to provide Tenant-Based Rental Assistance and STRMU assistance and supportive services.
	Target Date	12/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	This funding will be used for administration of the HOPWA Program in Aiken and Edgefield counties. Funds will be used to provide Tenant-Based Rental Assistance and STRMU assistance and supportive services.
15	Project Name	HOPWA15 - St. Stephen's Ministry
	Target Area	Citywide
	Goals Supported	Strategy for Persons with Special Needs Increase Housing Opportunities for PLWHA
	Needs Addressed	Homeless Services Public Services
	Funding	HOPWA: \$215,000
	Description	Funding will be used for the administration of the HOPWA Program in Burke, Columbia, McDuffie and Richmond Counties. Funds will be used to provide transitional housing and STRMU assistance.
	Target Date	12/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	

	Location Description	
	Planned Activities	This funding will be used for the administration of the HOPWA Program in Burke, Columbia, McDuffie and Richmond Counties. Funds will be used to provide transitional housing and STRMU assistance.
16	Project Name	HOPWA15 - Family Initiative of the CSRA
	Target Area	Citywide
	Goals Supported	Increase Provision of case management services Strategy for Persons with Special Needs Increase Housing Opportunities for PLWHA
	Needs Addressed	Homeless Services Public Services
	Funding	HOPWA: \$225,000
	Description	Funding to be used for administration and operating costs, supportive services, STRMU assistance of the HOPWA Program in Burke, Columbia, McDuffie and Richmond Counties.
	Target Date	12/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Funding to be used for administration and operating costs, supportive services, STRMU assistance of the HOPWA Program in Burke, Columbia, McDuffie and Richmond Counties.
17	Project Name	HOPWA15 - East Augusta CDC
	Target Area	Citywide
	Goals Supported	Strategy for Persons with Special Needs Increase Housing Opportunities for PLWHA

	Needs Addressed	Homeless Services Public Services
	Funding	HOPWA: \$225,000
	Description	Funding to be used for administration and operating costs, supportive services, STRMU assistance of the HOPWA Program in Burke, Columbia, McDuffie and Richmond Counties.
	Target Date	12/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Funding to be used for administration and operating costs, supportive services, STRMU assistance of the HOPWA Program in Burke, Columbia, McDuffie and Richmond Counties,
18	Project Name	HOPWA15 - Program Administration
	Target Area	Citywide
	Goals Supported	Increase Provision of case management services Strategy for Persons with Special Needs Increase Housing Opportunities for PLWHA
	Needs Addressed	Homeless Services Public Services
	Funding	HOPWA: \$32,163
	Description	This funding will be used by AHCCD to administer the HOPWA program.
	Target Date	12/31/2016

19	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Program administration of 2015 HOPWA Grant funding.
	Project Name	CDBG15 - Public Services - Augusta Mini Theatre
	Target Area	CDBG Eligible Area
	Goals Supported	Youth enrichment opportunities
	Needs Addressed	Youth Enrichment Opportunities Public Services
	Funding	CDBG: \$25,000
	Description	The Artistic Instruction program provides support, of the agency's artistic program instructors, to include piano, dance, and drama for low income youths and senior citizens. Augusta Mini Theater reaches low to moderate low-income children and youth starting at age 6 and also to senior citizens. Funding will assist with the salaries for instructors and facility utilities.
	Target Date	12/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	The Artistic Instruction program provides support, of the agency's artistic program instructors, to include piano, dance, and drama for low income youths and senior citizens. Augusta Mini Theatre reaches low to moderate low-income children and youth starting at age 6 and also to senior citizens. Funding will assist with the salaries for instructors and facility utilities

20	Project Name	CDBG15 - Public Services - CSRA Business League
	Target Area	
	Goals Supported	Youth enrichment opportunities
	Needs Addressed	Youth Enrichment Opportunities Public Services
	Funding	CDBG: \$12,500
	Description	The funding will allow the CSRA Business League to educate and mentor potential and existing business owners on the function of operating a business. Youth Entrepreneur & Leadership Program develop the entrepreneurial spirit/leadership skills of young people in the Laney Walker and Bethlehem Community in particular and other young people in the CSRA in general. Funding will purchase program materials and supplies, staff salary, room rental fees for workshops.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
21	Planned Activities	The funding will allow the CSRA Business League to educate and mentor potential and existing business owners on the function of operating a business. Youth Entrepreneur & Leadership Program develop the entrepreneurial spirit/leadership skills of young people in the Laney Walker and Bethlehem Community in particular and other young people in the CSRA in general. Funding will purchase program materials and supplies, staff salary, room rental fees for workshops.
	Project Name	CDBG15 - Public Services - CSRA EOA, Inc.
	Target Area	CDBG Eligible Area Citywide

	Goals Supported	Increase Rapid Re-Housing and Homeless Prevention Increase Provision of case management services Increase Rental Housing Opportunities
	Needs Addressed	Homeless Services Public Services
	Funding	CDBG: \$25,000
	Description	Home Plus "Care Program which includes security deposits and leasing supplements, utilities assistance, case management and follow-up services. Funding will be used to provide security deposits (leasing) supplies, utilities, case management, client follow-up and administrative costs.
	Target Date	12/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Provide transitional housing up to 24 months for 70 families exiting Emergency Shelters
22	Project Name	CDBG15 - Public Services - Golden Harvest Food Bank
	Target Area	
	Goals Supported	Strategy for Persons with Special Needs
	Needs Addressed	Public Services
	Funding	CDBG: \$14,000
	Description	The funding will be used to support the "Brown Bag Program," in which free food is provided to seniors monthly to supplement their diet.
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	"Brown Bag Program" to provide free food to seniors monthly to supplement their diet.
23	Project Name	CDBG15 - Public Services - Good Hope Social Services
	Target Area	CDBG Eligible Area
	Goals Supported	Youth enrichment opportunities
	Needs Addressed	Youth Enrichment Opportunities Public Services
	Funding	CDBG: \$5,000
	Description	Afterschool and Camp Hope Summer Enrichment Program – Tutorial and enrichment program designed to help students with homework. Special projects and computer technology 200 low/mod children. Funding will be used to assist with materials/supplies, scholarship assistance
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Afterschool and Camp Hope Summer Enrichment Program – Tutorial and enrichment program designed to help students with homework.
24	Project Name	CDBG15 - Public Services - HCD Homeless Transportation
	Target Area	Citywide

	Goals Supported	Increase Provision of case management services Strategy for Persons with Special Needs Permanent Supportive Housing
	Needs Addressed	Homeless Services Public Services
	Funding	CDBG: \$38,500
	Description	Transportation services will be provided to our Pathways partner agencies that will refer their homeless clients to the program, which is operated by the Housing and Community Development Department.
	Target Date	12/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Homeless Transportation services, 5-days a week (Monday-Friday) with supplemental local transit passes for times of service unavailability.
25	Project Name	CDBG15 - Public Services - Hope House, Inc.
	Target Area	CDBG Eligible Area
	Goals Supported	Increase Provision of case management services Increase Housing for the Homeless Strategy for Persons with Special Needs
	Needs Addressed	Homeless Assistance - Facilities Homeless Services Public Services
	Funding	CDBG: \$20,000

	Description	The funding will be used to provide transitional housing and supportive services to homeless vets. Freedom's Path provides 20 units of transitional housing and supportive services to 20 veterans who are homeless or who are at risk or suffer from Post – Traumatic Stress Disorder and or mental health disorders including substance use disorder.
	Target Date	12/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	20 units of transitional housing and supportive services to 20 veterans who are homeless or who are at risk or suffer from Post – Traumatic Stress Disorder and or mental health disorders including substance use disorder.
26	Project Name	CDBG15 - Public Services - Kids Restart, Inc.
	Target Area	
	Goals Supported	Youth enrichment opportunities
	Needs Addressed	Youth Enrichment Opportunities Public Services
	Funding	CDBG: \$19,000
	Description	Funding will be used to support cost associated with providing counseling and parenting classes to abused/ neglected children and their families. Kids Restart Visitation Center and parenting Services will provide supervised visitation services & parenting instructions to families whose children are in state custody. CDBG funding will cover some program materials and supplies and client transportation.
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Funding will be used to support cost associated with providing counseling and parenting classes to abused/ neglected children and their families. Kids Restart Visitation Center and parenting Services – Provide supervised visitation services & parenting instructions to families whose children are in state custody. CDBG funding will cover some program materials and supplies and client transportation.
27	Project Name	CDBG15 - Public Services - MACH Academy, Inc.
	Target Area	CDBG Eligible Area
	Goals Supported	Youth enrichment opportunities
	Needs Addressed	Youth Enrichment Opportunities Public Services
	Funding	CDBG: \$25,000
	Description	Bridges – The funding will be used to support cost related to projects that provides afterschool and summer camp through education that include mentoring, tutoring, academic support services, intervention, technology, recreation and pre-social enrichment in a safe and positive environment and tennis instructions. This project's funding will assist with staff salary, equipment purchase, materials/supplies and insurance.
	Target Date	12/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

	Planned Activities	Bridges – The funding will be used to support cost related to projects that provides afterschool and summer camp through education that include mentoring, tutoring, academic support services, intervention, technology, recreation and pre-social enrichment in a safe and positive environment and tennis instructions. This project’s funding will assist with staff salary, equipment purchase, materials/supplies and insurance.
28	Project Name	CDBG15 - Public Services - New Bethlehem Community Center
	Target Area	
	Goals Supported	Youth enrichment opportunities
	Needs Addressed	Youth Enrichment Opportunities Public Services
	Funding	CDBG: \$10,000
	Description	The funding will be used towards operating and administrative costs. Community Development & Enrichment will provide homework assistance, tutoring, art & crafts, nutritious meals, summer day camp, computer literacy. CDBG funding of this project will assist with salary, utilities, materials/supplies and scholarship assistance.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	The funding will be used towards operating and administrative costs. Community Development & Enrichment will provide homework assistance, tutoring, art & crafts, nutritious meals, summer day camp, computer literacy. CDBG funding of this project will assist with salary, utilities, materials/supplies and scholarship assistance.
29	Project Name	CDBG15 - Public Services - Salvation Army of Augusta

	Target Area	CDBG Eligible Area
	Goals Supported	Increase Rapid Re-Housing and Homeless Prevention Increase Provision of case management services Increase Housing for the Homeless
	Needs Addressed	Homeless Services Public Services
	Funding	CDBG: \$20,000
	Description	The funding will be used to support cost of agency's Center of Hope Job Skills – Provide life skills, employment training program, 3 months free. Funding will cover a portion of program supplies, salaries, utilities and training materials.
	Target Date	12/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	The funding will be used to support cost of agency's Center of Hope Job Skills – Provide life skills, employment training program, 3 months free. Funding will cover a portion of program supplies, salaries, utilities and training materials.
30	Project Name	CDBG15 - Public Services - Senior Citizens Council
	Target Area	Citywide
	Goals Supported	Strategy for Persons with Special Needs
	Needs Addressed	Public Services
	Funding	CDBG: \$10,000

	Description	The funds will be used towards administrative and operating costs. This fund will assist 200 income eligible seniors and/or disabled individuals to complete an assessment to determine benefits they are to receive and apply for those benefits. With assistance from this grant staff salaries will be provided.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Conduct an assessment of income eligible seniors and/or disabled individuals to determine benefits they are to receive and apply for those benefits.
31	Project Name	CDBG15 - Public Services - United Way of the CSRA, Inc.
	Target Area	Citywide
	Goals Supported	Economic Development Youth enrichment opportunities
	Needs Addressed	Youth Enrichment Opportunities Public Services
	Funding	CDBG: \$20,000
	Description	The funding will be used to provide on the job training to AmeriCorps VISTA Program. These funds will provide salaries and fringe benefits and program travel for program participants.
	Target Date	12/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

	Planned Activities	On the job training for 20 AmeriCorps* VISTAs. The funding will be used to provide on the job training to AmeriCorps VISTA Program. These funds will provide salaries and fringe benefits and program travel for program participants.
32	Project Name	CDBG15 - Fair Housing
	Target Area	Citywide
	Goals Supported	Fair Housing
	Needs Addressed	Affordable Housing - Increased home ownership Public Services Affordable housing - Rental and Relocation
	Funding	CDBG: \$20,000
	Description	This funding will used for educational outreach activities to educate the public about Fair Housing Law and rights of citizens. Fair Housing outreach materials will continue to be disseminated to different entities such as housing counseling agencies throughout Augusta - Richmond County.
	Target Date	12/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	This funding will used for educational outreach activities to educate the public about Fair Housing Law and rights of citizens. Fair Housing outreach materials will continue to be disseminated to different entities such as housing counseling agencies throughout the city.
33	Project Name	ESG15 Augusta-Richmond County, GA
	Target Area	Citywide

	Goals Supported	Increase Rapid Re-Housing and Homeless Prevention Increase Provision of case management services Increase Housing for the Homeless Strategy for Persons with Special Needs
	Needs Addressed	Affordable Housing - Increased home ownership Homeless Assistance - Facilities Homeless Services
	Funding	ESG: \$151,819
	Description	Funds will be used to support Rapid Re-housing, Homeless Prevention, Shelter Operations, Case Management and other program delivery in conjunction with the Augusta - Richmond County Continuum of Care.
	Target Date	12/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Permanent Supportive Housing, Homeless Prevention, Rapid Re-housing, Shelter Operations and Case Management
34	Project Name	HOPWA15 - Uncommitted
	Target Area	
	Goals Supported	Strategy for Persons with Special Needs Increase Housing Opportunities for PLWHA
	Needs Addressed	Homeless Services Public Services
	Funding	HOPWA: \$129,971

	Description	Funding to be used for administration and operating costs, supportive services, STRMU assistance of the HOPWA Program in Burke, Columbia, McDuffie and Richmond Counties - 1-2 additional organizations will be identified for receipt of funding.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	General administration of HOPWA services in Burke, Columbia, McDuffie and Richmond Counties.
35	Project Name	HOME15 - Program Administration
	Target Area	Citywide
	Goals Supported	General Program Administration
	Needs Addressed	Affordable Housing - Increased home ownership Affordable Housing- Development of New Units Affordable housing - Rental and Relocation
	Funding	HOME: \$90,847
	Description	Funds will be used for the administration of the HOME Program.
	Target Date	12/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	General program administration of HOME Program funds.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Rational behind allocating investments geographically include ensuring Augusta - Richmond County is affirmatively further fair housing with housing programs offered city-wide, and ensuring HUD national objectives are met through infrastructure and code enforcement activities.

Geographic Distribution

Target Area	Percentage of Funds
LANEY-WALKER/BETHLEHEM NRS	15
CDBG Eligible Area	25
Citywide	55
Central Business District	5

Table 10 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Area-based programs have long been a feature of urban policy in Augusta - Richmond County. Some of these programs target areas because they have large numbers of individuals in need based on statistical data retrieved from sources such as the Census. However, others target areas because of the area characteristics themselves including population concentrations. One rationale is that this is an effective means to target lower income persons.

A second major rationale for area-based targeting is that concentrated poverty may have cumulative and qualitatively different effects on individuals, organizations, and infrastructure than less concentrated poverty, forming one category of 'area effects'. This means that in addition to any intervention to support poor individuals, additional special interventions may be needed to support individuals, organizations and infrastructure in these areas.

Thirdly, area-based funding can be used as a form of rationing funding. In some cases, the government makes available new money for a specific purpose which will only be targeted towards areas with specific needs, usually fewer than the total number of areas with those needs, because resources are limited.

Discussion

In considering the extent to which area-based indices are effective in targeting needy individuals, a first issue is to establish what indices are being used and what elements of need they are attempting to measure. Some measures produce an absolute score for deprivation but many give a relative outcome,

usually expressed in a ranking of different areas. Area deprivation indices can include a wide range of domains of deprivation, including income, employment, health and disability, education, skills and training, housing, and access to services.

In utilizing both methods, the effectiveness of targeting the poor and/or those in need is illustrated. Area targeting is a more complete way of reaching the identified poor while indices are necessary to reach areas where targeting traditional minority concentrations is unsuccessful. Likewise this dual methodology is more effective in reaching some sub-groups, particularly children, than others, like targeting alone. The use of which method to employ in what area should depend on the type of intervention, the costs and benefits expected to be produced, and the particular balance between completeness and efficiency in each case.

DRAFT

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Augusta - Richmond County will support a variety of affordable projects including rehabilitation (owner and rental), acquisition, and the production of new units.

Augusta - Richmond County will support the redevelopment of its neighborhoods in a holistic manner. The neighborhood redevelopment needs include all types of housing development, public infrastructure improvement, improvement to commercial buildings, business expansion and historic preservation. The combination of initiatives will sustain a neighborhoods growth beyond the investment from Augusta – Richmond County.

The full needs analysis of the Consolidated Plan states the greatest housing need for the population of Augusta – Richmond County is for those with a cost burden or severe cost burden. Cost burden occurs when a household pays more than 30 percent of the household's gross monthly income towards housing. Severe cost burden occurs when a household pays more than 50 percent of the household's gross monthly income towards housing. Extremely low-income households, those earning less than 30 percent of the area median income experience these two housing problems at the highest rates and are at risk of homelessness when they cannot afford their housing.

Supporting affordable housing for all persons living within the neighborhood is a high priority for Augusta – Richmond County.

One Year Goals for the Number of Households to be Supported	
Homeless	100
Non-Homeless	120
Special-Needs	150
Total	370

Table 11 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	20
The Production of New Units	18
Rehab of Existing Units	15
Acquisition of Existing Units	5
Total	58

Table 12 - One Year Goals for Affordable Housing by Support Type

Discussion

DRAFT

AP-60 Public Housing – 91.220(h)

Introduction

The Housing Authority of Augusta and Richmond County is the designated Local Public Housing Agency (PHA). Established in 1937, The Housing Authority is governed by a five-member Board of Commissioners appointed by the local government. An Executive Director and staff of employees oversee the day-to-day operations of the Housing Authority and its properties. The Housing Authority currently administers 3,793 units under the Section 8 Housing Assistance Payment Program located on scattered sites throughout the city. The 3,793 units consists of 3,658 Section 8 Housing Choice Vouchers and 135 HUD-VASH Vouchers with a total resident count of 135 family members. Additionally, the Housing Authority has 192 Mod Rehabilitation Vouchers utilized by families in the River Glen Apartment community

Actions planned during the next year to address the needs to public housing

The annual budget for the Housing Authority exceeds \$20 million and includes expenditures to operate and maintain the public housing projects, provide housing assistance payments to Section 8 program participants, make capital improvements, provide security and other community services, and overall administration of the program.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Augusta Housing Authority residents have had a voice in management of AHA properties for a number of years. The Resident Advisory Board meets monthly and consists of approximately 60 residents. The board provides feedback to AHA management on all quality of life issues (security, maintenance and repairs, etc.), is involved in preparing grant applications, and makes recommendations regarding the AHA annual and five-year plans.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

N/A - AHA is not designated as troubled.

Discussion

The Housing Authority strives to continue to improve resident initiatives through innovation in program

design, adding new programs through special grant programs and maintaining a close relationship with the residents. The Authority continues to build new partnerships and seek new resources in the local community as well as nationwide.

It offers the Section 8(y) Homeownership Program to its residents. This program is designed to promote and support homeownership for first-time homebuyers and allows one of more family members to purchase a house. The program permits participants who meet the general requirements for admission into the public housing Section 8 Housing Choice Voucher Program the option of purchasing a home with their assistance rather than renting.

The Authority provides academic assistance to youth and adults living in public housing. Each year, the Authority provides scholarships to resident youth and adults that will attend either college or technical school. In addition the Authority offers after-school tutoring programs a GED program for adults, an adult literacy program, special tutoring in math and reading for the youth and a Neighborhood Networks Center where residents can have access to computers, the internet and additional training.

The Authority works closely with residents who experience special problems. A drug abuse counselor assists residents with drug treatment and counseling. Provisions are made for the senior residents as well. Specific events for the seniors include Senior Health Fairs and Screenings, a Senior Olympics, an Old Fashioned Costume party and holiday activities. A Senior Services Coordinator is employed to provide a number of activities including case management. A partnership with JWC Helping Hand, which received a ROSS (Resident Opportunities for Self-Sufficiency) grant, provides a variety of services for the senior and disabled residents. Included are home care and assistance from housekeeping aides.

The Authority partners with the Family Y to provide a Child Development Center located adjacent to the Authority's offices. The center serves public housing parents by providing child care on a sliding scale basis for those parents that are attending school or working. Funding for this endeavor is provided through a HUD Resident Opportunity and Self-Sufficiency grant.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Several structural factors contribute to homelessness including:

1. Poverty—due to the decrease in livable wage jobs and the decline in the real value of minimum wage.
2. Lack of Affordable Housing—U. S. Department of Housing and Urban Development estimates that there are five million households in the U. S. with incomes below 50% of the local median who pay more than half of their income for rent or live in severely substandard housing. Also, there has been a decline in the number of housing units affordable to extremely low income households since 1991 and federal assistance has not been able to bridge the gap.
3. Disability—People with disabilities who are unable to work and must rely on entitlements can find it virtually impossible to find affordable housing.
4. Cutbacks—in health, mental health and alcohol and drug treatment services.
5. Lack of key services—affordable child care and transportation.

Individual risk factors that contribute to homelessness may include: domestic violence, chronic or unexpected health care expenses, untreated mental illness, substance abuse/addiction, divorce or separation, “aging out” of foster care, generational poverty, lack of education and job skills, and a variety of other circumstances. To address the root causes of homelessness, we must first provide safe, affordable, permanent housing with services sufficient to meet the needs of the homeless community. Once the basic needs of housing, nutrition and clothing are met, the next critical issues will include physical and mental health needs, legal issues, job training and employment, and financial management skills.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Augusta has established that the chronically homeless in our community have the highest need priority. Serenity Behavioral Health operates a local PATH Team with the mission of targeted street-to-home outreach utilizing a housing first approach for chronically homeless households and others with a disabling condition. Non-disabled individuals are referred to emergency shelter or transitional housing programs as quickly and effectively as possible. The CoC is currently in the process of implementing a coordinated intake and assessment system to ensure that appropriate intervention through program admissions that will allow community groups, faith-based organizations, and service providers to

coordinate outreach efforts with professional staff and case managers trained to assist households through the process regardless of age, gender, ethnicity, disability, etc.

An annual outreach event that is community-based and draws hundreds of Augusta's homeless and at-risk populations each year is the Homeless Stand Down. The Homeless Stand Down is an event begun locally in Augusta at the turn of the century under the direction of the local Charlie Norwood VA Medical Center. Today, the event is coordinated under the partnership of the Augusta Housing Community Development Department, the Partner Agencies of the CoC and the local VA.

The CoC is looking to incorporate more outreach events into its annual calendar, in hopes that more individuals will be linked with appropriate services and resources to assist them in their return to stability.

Addressing the emergency shelter and transitional housing needs of homeless persons

Currently there are 215 emergency shelter beds and 150 transitional housing beds in Augusta. Transitional housing (TH) is utilized to both cover the costs of housing while also providing case management and supportive services to assist residences in achieving stability; providing this period of stability enables homeless persons to transition successfully to and maintain stable permanent housing outcomes, usually within 24 months of program entry. To achieve the national goal of ending homelessness, the City of Augusta and the CoC strongly encourage service providers to transform their current transitional housing programs to either permanent supportive housing or rapid re-housing. Working in conjunction with the Partner Agencies of the CoC, Augusta, through recent changes to its utilization of ESG funding, will increase the number of families with children who are assisted with rapid re-housing services to retain / achieve housing stability.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Augusta's goals for achieving our mission to end chronic homelessness in Augusta-Richmond County are to:

- Develop Effective Leadership & Engage Community Consistent, effective leadership in both the public and private sectors has the ability to implement policy that makes active participation in ending homelessness enticing to business and the community and establish a reliable source of

funding for successful programs. A collaboration of representatives from non-profits and government agencies will work to recruit and maintain an equal composition of service providers, local government representation, private business and concerned individuals from the community in order to effectively execute a strategy for ending chronic homelessness. Low-Cost Permanent Housing Development & Maintenance No component is more important for both the chronically homeless and episodically homeless than safe, secure housing. In its "Ending Chronic Homelessness Study," SAMHSA states that the importance of a community having a variety of safe, affordable housing options cannot be overstated. Without housing services, treatment cannot be effective. Currently, Walton Options operates some housing for persons with disabilities however, for the chronically homeless person, housing options are almost non-existent. Many communities operate SRO or Single Room Occupancy facilities that consist of small bedrooms with a kitchen, laundry room and common areas. Usually these facilities are tied to services and plans are developed that meet the need of each client. In addition, Shelter plus Care programs are an option. This is the voucher system where a portion of the rent is paid by the participant with the rest being subsidized. This mode of housing is also rich with services. Augusta currently has neither of these housing options available for the chronic homeless. However, we will begin to seek ways to create this type of housing in Augusta because homeless people all need housing which provides a base of stability and security so they can address and overcome the short-term or chronic issues that led to the homelessness. Integrate Housing with Treatment and Services Currently Augusta lacks licensed residential treatment facilities, some service providers have only programs entailing residential/rehabilitation. Yet because of the magnitude of the problem most of these programs have waiting list. Currently, a number of barriers exist to effectively treating this population to include funding, lack of available services, the size and complexity of the problem, and differing philosophies. Housing in conjunction with a system of comprehensive care is the key to overcoming this problem and therefore we will begin to create a seamless system of care, reduce barriers, and coordinate and to improve our local services to this population.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Discharge planning to help those leaving institutions and rehabilitation programs access housing, mental health, and other necessary community services to prevent homelessness for those with mental illness or substance abuse. Providing short-term intensive support services immediately after discharge from hospitals, shelters, or jails has proven effective in further preventing recurrent homelessness during the transition to other community providers.

Discussion

To achieve this mission will require that service providers build and maintain a comprehensive homeless assistance network that will propose strategies to end homelessness for many individuals and families and will help attain the investment needed to achieve that end. We must build on successful programs that are in place, expanding their capacity to meet the level of need and put in place policies and agreements to work together as one comprehensive and effective countywide system of care.

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AP-70 HOPWA Goals – 91.220 (I)(3)

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	126
Tenant-based rental assistance	0
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	10
Total	136

AP-75 Barriers to affordable housing – 91.220(j)

Introduction

In December of 2008, the ***Analysis of Impediments to Fair Housing Study*** was completed for Augusta-Richmond County by Western Economic Services, LLC, referred to as WES. The WES report updated a similar study completed by TONYA in 2003. The report indicated that both individual circumstances and government policies can serve as barriers to affordable housing. Individuals and families often lack the information, income, and access to financing that make it possible for them to live in affordable, standard housing. Some have to pay excessive amounts of their income for shelter and related costs. The types of government actions that can affect the supply of affordable housing include real estate taxes, land use controls, building codes, and code enforcement. A copy of this report is available at the AHCCD office.

By Department of Housing and Urban Development (HUD) standards, there are three scenarios where a household has a housing problem:

- If a household pays more than 30 percent of its gross monthly income for housing, it is considered “cost burdened.” HUD considers households that pay more than 50 percent of their income on housing costs to be *severely cost burdened*.
- If a household occupies a unit that lacks a complete kitchen or bathroom, the unit has a *physical defect*.
- If a household contains more members than the unit has rooms, the unit is *overcrowded*. Based on HUD’s definition, and according to 2000 Census data, 40.7 percent of Augusta renters (11,357) are cost burdened and 19.4 percent (5,397) are severely cost burdened. Not as many homeowners with a mortgage experience this housing problem; 28 percent (7,129) are cost burdened and 11.7 percent (2,982) are severely cost burdened. According to the Census 734 housing units, 0.9 percent of all units, lack complete kitchen facilities. Similarly, 1 percent of all households—totaling 801 households—lack complete plumbing facilities. As of 2000, 1,035 owners (or 2.5 percent of all owners) in Augusta were overcrowded. A greater number and percentage of renters were overcrowded: 2,761 or 9 percent of all renters. Provisions in a local zoning ordinance that control such factors as the density of development, the number of unrelated people residing in a living unit, and the location of manufactured homes can increase the cost of housing and concentrate affordable housing units in certain parts of the community. Code enforcement activities can lead to the removal of units that might be suitable for rehabilitation and reuse as affordable housing. Subdivision regulations require new development to occur on lots that meet minimum size requirements, but existing lots may be built on without regard to their size. The WES report also used 2000 Census data and the Home Mortgage Disclosure Act (HMDA) data for the years 2001 through 2006 to develop a profile of mortgage lending activity in Augusta. During this time, nearly 98,000 loan applications were process for home purchases, home improvements, refinancing mortgages, and multifamily

properties. Just over 33,000 of these loan applications were specifically for home purchases. In 2001, 4,469 loans transactions were made with an increase to 6,689 by the year 2006. During this period, 12,536 loans were originated (loans were made) and 3,106 were denied. Loan denial rates were calculated by race and ethnicity of the loan applicants. In general, minority races tended to have higher denial rates than whites over the entire six year period. In particular, blacks experienced a denial rate of 22% during the six year period, with whites just 14.2 percent.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Suggested Actions – Home Ownership Counseling and Education

The study concluded that one of the best ways to increase loan approval rates and to decrease the number of foreclosures is to provide community outreach on a variety of related topics. The Housing Department felt that this community outreach was a vital need in the community and has worked to increase awareness of available homebuyer education services through its existing non-profit organizations. The purpose of these classes is to provide monthly education where families and individuals can gain the experience needed to purchase a home. The staff provides credit counseling, homebuyer education and mortgage lending education on the different products that are available. In addition, some of these also offer foreclosure prevention counseling in order to keep families in their homes.

Concerns and Issues Expressed by Survey Participants over the past five years

Respondents to this and past surveys also had a number of suggestions about enhancing the local housing and community development environment, delivery system, and commitment to housing production throughout the community. This includes needs, barrier or constraints to addressing the needs, and suggested actions that Augusta-Richmond County can consider in eliminating the constraints and barriers to housing. The general comments are segmented into three main areas: additional housing needs, barriers and constraints to resolving housing needs, and methods that Augusta-Richmond County can adopt to overcome their housing challenges.

Other Housing Needs

- Need for additional homeownership training
- Building codes need additional enforcement
- Elimination of vacant substandard dwellings
- Demolition of run-down residential properties
- Enforce housing standards and codes
- Enhance financial instruments for low-interest loans or grants

Barriers or Constraints to Resolving These Needs

- Landlords do not adequately maintain their property
- Availability of staff to enforce codes
- Shortage of funds to purchase and rehab
- Lack of political will or leadership
- Property that is inherited and heir do not live in the area

Ways Augusta-Richmond County Can Work Toward Resolving These Needs

- Enhance outreach and education about affordable housing tools and programs
- Demolish the dilapidated housing units, vacant and abandoned units
- Enforce existing building codes or property standards
- Establish stronger partnerships with banks, developers, and business
- Build more affordable rental and homeownership housing

A new *Impediments to Fair Housing Study* will address both the effectiveness of previous efforts and an

implementation plan to overcome existing issues for residents. This new study will be prepared for presentation to the full Commission sometime in January 2014 and its recommendations will serve as the plan for the department.

Discussion

It was determined from this study that impediments to fair housing still exist in Augusta-Richmond County. One of the major areas of concern is in the mortgage denial rate for ethnic minorities. According to the data presented in Table E-1, Blacks and Hispanics face a significantly higher rate of mortgage denial. The main reason for this high denial rate is the lack of quality credit. In addition, there was an increase in predatory lending between 2002 and 2005 that targeted this population and resulted in a high foreclosure rate during the period of 2008 through 2009. One of the primary ways of decreasing predatory lending and improving credit is to offer Homeownership Counseling and Education. This education not only provides credit counseling but educates on the entire process from mortgage lending through home maintenance.

AP-85 Other Actions – 91.220(k)

Introduction

As a collaborative facilitator, the Augusta Housing and Community Development Department continues to implement various actions to: (1) address obstacles to meeting underserved needs; (2) foster and maintain decent affordable housing; (3) to reduce lead-based paint hazards; (4) reduce the number of poverty-level families; (5) develop institutional structure; and (6) to enhance coordination between public and private housing and social service agencies.

Actions planned to address obstacles to meeting underserved needs

Currently, the primary obstacle to meeting all of the community development and affordable housing identified needs, including those identified as priorities, is the general lack of funding resources available to public and private agencies that serve the needs of low- and moderate-income residents. The amount of resources available to both private foundations and public agencies to address social, community, and economic development goals pale in comparison to the recognized needs. To address this obstacle, Augusta strongly encourages its own agencies as well as cooperating cities and other sub-recipients to seek other resources, build new partnerships and collaboratives, and to leverage additional funding whenever possible from local, State, Federal, and private sources. Although needs are high in all of the top priority areas, we are limited by funds available and resources, therefore, there is a high probability that some of these desired needs will not be addressed. Augusta urges HUD-funded programs and services to be flexible, while at the same time to be as efficient and effective as possible to achieve expected performance outcomes.

One of the most important steps in addressing obstacles to community development is identification and evaluation. Augusta – Richmond County is geographically very large; distances between service providers and clients remains a substantial logistical barrier. Much of the targeted lower-income community is located within the urban core and downtown areas of Augusta, with others scattered throughout South Augusta and parts of the West Augusta areas.

In Augusta, emerging obstacles for HUD-funded activities include language and culture, location and geography, limited resources, and program restrictions and regulations. To help overcome this obstacle, Augusta Housing and Community Development, as well as nearly all HUD sub-recipients, have targeted a need to recruit bilingual staff sensitive to cultural traditions, issues, and values. For this reason, AHCDD has begun to explore the option of having many of our public notices, including notifications of HUD funding cycles and upcoming Citizen Participation meetings, published in English and Spanish.

Actions planned to foster and maintain affordable housing

As noted elsewhere in the Consolidated Plan, poverty is a condition with no simple solutions. Poverty is a persistent situation in which low income results from an inability to enter the mainstream. To the

extent possible, Augusta plans to reduce the number of households with incomes below the Federal poverty level (extremely low-income households earning less than thirty percent (30%) of the AMI) through a combination of direct assistance and indirect benefit from neighborhood improvement activities. Augusta's Five-Year Consolidated Plan will focus primarily on supporting programs that raise household incomes and stabilize housing situations by supporting anti-poverty activities through the following:

- Rehabilitate substandard existing single-family or multi-family housing for income qualified owners or to owners who rent to income-qualified tenants;
- Provide increased affordable homeownership opportunities for low- and moderate – income households, including seniors and disabled;
- Rehabilitate or provide new affordable housing units that include handicap accessibility for seniors or the disabled;
- Encourage economic development in low- and moderate-income areas;
- Provide comprehensive homeless prevention housing programs;
- Provide Childhood Development, Child Care, and Youth Programs;
- Encourage Substance Abuse Recovery and Counseling Programs;
- Provide Job Training & Skills Development; and
- Provide Health Programs.

Actions planned to reduce lead-based paint hazards

Please refer to SP-65 of the 2015-2019 Consolidated Plan for a discussion of Augusta's Lead Based Paint Program designed to reduce lead-based paint hazards.

Actions planned to reduce the number of poverty-level families

As noted elsewhere in the Consolidated Plan, poverty is a condition with no simple solutions. Poverty is a persistent situation in which low income results from an inability to enter the mainstream. To the extent possible, Augusta plans to reduce the number of households with incomes below the Federal poverty level (extremely low-income households earning less than thirty percent (30%) of the AMI) through a combination of direct assistance and indirect benefit from neighborhood improvement activities. Augusta's Five-Year Consolidated Plan will focus primarily on supporting programs that raise household incomes and stabilize housing situations by supporting anti-poverty activities through the

following:

- Rehabilitate substandard existing single-family or multi-family housing for income qualified owners or to owners who rent to income-qualified tenants;
- Provide increased affordable homeownership opportunities for low- and moderate – income households, including seniors and disabled;
- Rehabilitate or provide new affordable housing units that include handicap accessibility for seniors or the disabled;
- Encourage economic development in low- and moderate-income areas;
- Provide comprehensive homeless prevention housing programs;
- Provide Childhood Development, Child Care, and Youth Programs;
- Encourage Substance Abuse Recovery and Counseling Programs;
- Provide Job Training & Skills Development; and
- Provide Health Programs.

Actions planned to develop institutional structure

Augusta Housing and Community Development, on behalf of the City of Augusta, continues to play an important role in both facilitating and bringing together diverse interests toward developing new, and strengthening existing, institutional structures. Strengths and gaps regarding the institutional structure delivery system have been identified through the consolidated planning process which included surveys, community meetings, forums, other research, and ongoing program evaluation. With multiple agencies providing a variety of services to a diverse population, there can be a lack of coordination causing an overlap of services or issues, problems directing clients to the appropriate services, as well as the possibility of a client falling through the gaps. The system is further complicated by the geographical challenges of Augusta. The vast distances between clients and points of service contribute to the impediments encountered by private, non-profit, and government agencies attempting to provide public services to low-income residents. With the number and variety of participants in the delivery system it can be difficult to establish priorities and to allocate resources. In addition to these gaps in the delivery system, more recently as a result of local, state, and federal budget cuts, Augusta's partner agencies have all encountered some level of staffing cuts resulting in a lack of dedicated staff resources and effective implementation of the CDBG program. Addressing the community, social and economic development needs of low- and moderate-income people throughout the Augusta community is a comprehensive and at times a daunting undertaking. The formation of a sustainable institutional structure through partnerships and collaboration is vital.

The institutional structure incorporates the private, public, and nonprofit organizations that help carry out the Consolidated Plan in the local community. Augusta continues to encourage and support the formation of these leveraged efforts for projects and activities that create viable, self-sufficient

communities; decent, affordable housing; a suitable living environment; and expanded economic development opportunities for low-income persons. This process has been responsive to new and emerging issues including new HUD rules and requirements, which are continually testing the strengths and gaps of delivery systems. Augusta has developed and will implement the 2014-2019 Consolidated Plan and subsequent Annual Action Plans through public, nonprofit, and private sector partnerships and collaboration. This coordination of efforts and cooperation has been instrumental in meeting the wide-range of community development needs and will help carry out the Consolidated Plan.

Actions planned to enhance coordination between public and private housing and social service agencies

Augusta will continue to strive to increase affordable housing collaborative efforts with public and private sector entities, numerous advisory agencies, Community Housing Development Organizations (“CHDOs”), lending institutions, as well as other service providers and Code Enforcement. Efforts to increase the participation of the CDBG, HOME, Low-income Tax Credit, Federal, State and other local housing program sources will be directed at:

- Strengthening the housing service delivery system by working more closely with the Housing

Authority and by collaborating with non-profit organizations;

- Integrating community development block grant housing programs; and
- Working more closely with identified Community Housing Development Organizations (“CHDOs”) as well as local city government departments.

Discussion

Please reference discussion offered above.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction

The 2014-2019 Consolidated Plan is a comprehensive planning document encompassing and identifying the Augusta's housing and community development needs and serves as the foundation of the performance measurement system of the HUD-funded programs.

As required by HUD, the identification of needs and the adoption of strategies to address those needs must focus primarily on low- and moderate-income individuals and households. Augusta's overall priority is to increase self-sufficiency and economic opportunity for lower-income residents and individuals with special needs so that they can achieve a reasonable standard of living. This Plan focuses on activities to be funded with the three primary entitlement grants from HUD (CDBG, HOME, and ESG).

The primary objective of the CDBG program is to develop viable urban communities by providing decent housing, a suitable living environment, and economic opportunities, principally for persons of low and moderate income. The HOME Program will focus on providing decent, safe, and affordable housing, and alleviate rent burdens, homelessness, and deteriorating housing stock. The ESG program will provide outreach and emergency shelter, but places a much greater emphasis on helping people quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness.

Augusta leverages its CDBG, HOME, and ESG funds with other resources to increase the impact on housing, community development, and homelessness issues. Applicants requesting funds to support its programs and projects are required to show that they are leveraging other funds to meet their needs.

The following provides additional information about the CPD program requirements.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

- | | |
|--|---------|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed | 150,000 |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan. | 0 |
| 3. The amount of surplus funds from urban renewal settlements | 0 |

4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	150,000

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	75.00%

HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

Currently, other forms of investment beyond those identified in Section 92.205 are not currently being utilized in Augusta's HOME Partnership Program.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Augusta, Georgia has selected to utilize the recapture provision in administering the HOME-assisted homebuyer programs. The HOME funds will be used to assist homebuyers through acquisition, rehabilitation, or new construction of single –family for sale housing to low income homebuyers. These funds will be provided to the homebuyer as HOME subsidy in the form of deferred payment loans, forgivable loans, and low interest loans. Whereas assistance will be provided to the homebuyer, CHDOs and other partners will be responsible for assisting homebuyer in completing all required documentation for submission.

AHCD will control the recapture/resale of the homebuyer property during the affordability period by utilizing the recapture provisions, depending on the type of assistance provided.

The HOME Rule at §92.254(a)(4) establishes the period of affordability for all homebuyer housing. For HOME-assisted homebuyer units under the recapture option, the period of affordability is based upon the direct HOME subsidy provided to the homebuyer that enabled the homebuyer to purchase

the unit. The minimum affordability periods are outlined in the table below:

This is a mechanism to recapture all or a portion of the direct HOME subsidy if the HOME recipient decides to vacate the unit within the affordability period at whatever price the market will bear. The recaptured funds will come from the net proceeds if available. Recaptured funds may be used for any HOME-eligible activity.

The homebuyer may sell the property to any willing buyer.

The sale of the property during the affordability period triggers repayment of the direct HOME subsidy that the buyer received when he/she originally purchased the home.

HOME funds will be utilized for principal buy-down and closing cost assistance. The subsidy for principal buy-down and closing cost will be provided in the form of a deferred loan (non-amortizing) to the borrower. The loan will be due and payable upon the resale of the home, refinancing for the home, upon death of the homebuyer, or if the homebuyer no longer occupies the home as his/her principal residence. This will be imposed during the duration of the period of affordability of all HOME-assisted homebuyer projects through a written agreement with the homebuyer and enforced via mortgage and lien documents.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

Other Provisions

In the event HOME assistance is used only to develop the unit and not used to assist homebuyer lower purchase price from fair market, resale provisions must be used. If this occurs, the housing unit must be acquired by an eligible low-income family and the housing must be the principal residence of the family throughout the period of affordability. If the housing is transferred, voluntarily or otherwise, during the affordability period, it must be made available for subsequent purchase only to a buyer whose family qualifies as low income and will use the property as its principal residence.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Augusta does not at this time plan to use HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the

refinancing guidelines required that will be used under 24 CFR 92.206 (b).

Emergency Solutions Grant (ESG)
Reference 91.220(l)(4)

1. Include written standards for providing ESG assistance (may include as attachment)

All outreach services must be targeted toward a general homeless population and/or a general area where homeless individuals are known to inhabit. Outreach services should be specific to the four (4) eligible activities, engagement, case management, transportation, and emergency and mental health services.

As available, outreach services should seek to work with Continuum partners to ensure that the individual or family receives assistance in reaching stability. Homeless Individuals and families should be connected with area shelters, homelessness prevention funds, and/or rapid re-housing funds as needed to ensure their safety and well-being while transitioning from homelessness.

Participants who meet the HUD homeless definition and have an income of $\leq 30\%$ of the Area Median Income are eligible for the following activities:

Special populations should receive first priority when applying for homelessness prevention funding. Special populations include, but are not limited to:

Families with Children

Women with Children fleeing Domestic Violence

Men with Children fleeing Domestic Violence

Children leaving the Foster Care System

Persons with HIV/AIDS

Evaluating Individuals eligibility $\leq 30\%$ AMI

Case managers must evaluate all participants that are applying for ESG Homeless Prevention funding. As an intake process, case managers should utilize the income calculator located on the HUDExchange website to assess the income and assets of all applicants pursuant to the regulations at 24 CFR 5.

In order to remain eligible for homelessness prevention funds, applicants should have satisfactorily completed their housing stability plan and must continue to meet their goals as agreed to by their

case manager. The family must be $\leq 30\%$ at the initial intake but must show progress to meet stability beyond their current income level. Subsequent assessments will not carry the $\leq 30\%$ stipulation. Applicants will be reassessed on an annual basis. Once an applicant is no longer considered to be low income individuals/families (50% AMI), they will become ineligible for homeless prevention funding.

All Sub-recipients must have written standards that describe their intake, admission, termination and discharge processes. The written standards must meet the following guidelines:

It must state how the intake process takes place. During intake case managers must assess the client to ensure that the client receives the help they need which may include assisting them with gaining access to mainstream resources. The client file must be entered into Pathways to be eligible for assistance and referral.

It must state the process for admission into the program and/or shelter. Admission guidelines must provide a Plan to assist the client which shows the services requested and needed, how the services will be provided, and give a brief synopsis of individuals level of need. The admissions process should include all rules of the programs including the length of time they participant can remain in the facilities, the types of populations served in the facility, and rules of the facility.

It must state the process for terminating a family or individual from the program. Participants must be advised of this termination process during intake. The written standards should include an appeals process.

All client files must reflect that the client was informed of all shelter and program stipulations as written in the standards.

All ESG funded emergency shelters must meet the Habitability Standards and lead Based testing (\$576.55) standards in order to operate. Sub-recipients applying for ESG funds must submit an acceptable Lead Based Paint Risk Assessment and an acceptable Code Inspection Report in order to secure funding.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The Augusta - Richmond County CoC is in the process of developing a coordinated intake and assessment system, with plans for piloting to begin in mid - 2015.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

In Augusta-Richmond County, ESG funds are awarded through a competitive process which follows

Federal guidelines. Augusta Housing and Community Development operates an annual application cycle to make funds available to private nonprofit organizations, including community and faith-based organizations. AHCD solicits proposals for annual ESG allocations through advertisement in local newspapers, through publication to the Department's website and through mass electronic mail communication. These publication steps are done to invite qualified non-profits, community groups, faith-based organizations and governmental entities to apply for funding.

The applications process for AHCD's ESG program is on an annual application cycle that begins in February of each year and ends in May of each year. All applications will be submitted electronically with the assistance of a DropBox for documents required for submission. All applicants will be afforded Technical Assistance until two weeks before the closing date of the applications cycle.

All applicants must attend the mandatory application workshop that will be held in February of each year. Applications will be opened on the date announced during the workshop. The workshop will provide pertinent information about completing the application and eligible activities that can be performed under the ESG regulations.

Once the application cycle has ended, all accepted applications are evaluated by AHCD staff persons for the basic requirements (see appendix A). If an applicant meets the basic requirements their application moves on to the next phase of review (see appendix B) and are scored based on a scale of 100. Applicants are then ranked by score and appropriations are made based on the feasibility of the project, the capacity of the organization, and the anticipated outcomes. Per HUD regulatory requirements, AHCD consults with the local CoC to provide recommendations of the funding allocation and needs of the community in order to work in collaborative effort with the CoC towards the goal of preventing and eliminating homelessness.

Recommendations for eligible projects are based upon the resources, capacity, knowledge, and experience of applicants to effectively implement and administer the ESG-funded program. Should there be a change in allocation amount, appropriations are adjusted accordingly. Funding is allocated as part of the One-Year Action Plan approval process which includes public hearings and presentation to and approval from the Augusta-Richmond County Board of Commissioners.

Once approved through the One-Year Action Plan process, sub-recipients enter into one year agreements with AHCD to define:

- The level of ESG funding;
- The anticipated source and amount of matching funds (24CFR 576.201) contributed by the agency/organization; and
- Documentation or reporting requirements. Receipt of Agreement and Terms
- Match Requirements and source of match

ESG allocations are available to private nonprofit organizations and will continue to be allocated

based on the guidelines as provided in the outline process above.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The CoC has plans in place to establish a Consumer Advisory Committee, to serve in partnership with the CoC's Executive Committee, in representing the perspectives and priorities of the homeless and at-risk of homeless populations in the local community. Beginning in 2014, the CoC's Executive Committee is undertaking focused outreach efforts to identify appropriate homeless and formerly homeless members of the community to comprise this Committee. Once fully formed, this Committee will represent at least two standing votes within the Executive Committee structure as defined in the CoC's Governance Charter.

5. Describe performance standards for evaluating ESG.

Shelter:

- Percentage of clients who exit shelter to permanent housing over a one-year period (Target: 70%).
- Percentage of clients who exit shelter in less than 90 days (Target 90%).

Shelter (services):

- Percentage of eligible clients in ES who are connected with entitlement benefits and/or mainstream benefits before leaving shelter (Target 95%).
- Percentage of clients who have a special need (as identified on Pathways' Special Needs screen) or two or more significant barriers to housing stability (Target 65%).

Street Outreach

- Percentage of clients receiving outreach who participate in case management, including street-based case management, in a six-month period (Target 80 %).
- Percentage of clients who remain in housing (shelter or are rapidly re-housed over a six-month period) (Target 50%).
- Percentage of clients who remain in housing (shelter or permanent) three months after receiving assistance (Target 50%).

Homeless Prevention

- Percentage of clients receiving assistance who are connected with entitlement benefits and/or mainstream benefits (Target 75%).

- Percentage of clients receiving assistance who are members of a priority special need group (Target 75%).
- Percentage of clients receiving assistance who receive an individualized service plan, including client goals (Target 95%).
- Percentage of clients receiving assistance who are still stably housed three months after assistance (Target 75%).
- Percentage of clients receiving assistance who are still stably housed six months after assistance (Target 65%).

Rapid Re-housing

- Percentage of clients receiving assistance who are connected with entitlement benefits and / or mainstream benefits (75%).
- Percentage of clients receiving assistance who are members of a priority special need group (Target 75%).
- Percentage of clients receiving assistance who receive an individualized services plan including client goals (Target 95%).
- Percentage of clients receiving assistance who are still stably housed three months after assistance (65%).
- Percentage of clients receiving assistance who are still stably housed six months after assistance (55%).

Discussion

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